



58 Pooleys Lane, Welham Green, Herts, AL9 7LF
£680,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Extremely well presented spacious three bedroom semi detached bungalow with open plan lounge/kitchen/ family dining room. Southerly aspect rear garden with home office/annexe. Walking distance from Welham Green village centre with local shops and mainline railway station. Offered CHAIN FREE.



- THREE BEDROOM SEMI DETACHED BUNGALOW WITH ANNEXE
- CHAIN FREE
- CLOSE TO WELHAM GREEN VILLAGE SHOPS AND MAINLINE STATION
- OPEN PLAN LOUNGE/KITCHEN/ FAMILY DINING ROOM
- SOUTHERLY ASPECT REAR GARDEN
- HOME OFFICE/ ANNEXE
- EXTREMELY WELL PRESENTED
- OFF STREET PARKING
- TENURE - FREEHOLD
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Side front door with opaque double glazed panels opening into:

ENTRANCE HALL

Wood effect tiled flooring. Opaque double glazed window to side. Feature chrome radiator. Built in cupboard housing electric consumer unit and meter. Access to loft room.

LOUNGE

Feature log burner with slate hearth. Laminate wood effect flooring. Part stone effect wall feature. TV aerial point. Open arch to:

KITCHEN/FAMILY DINING ROOM

Family dining area

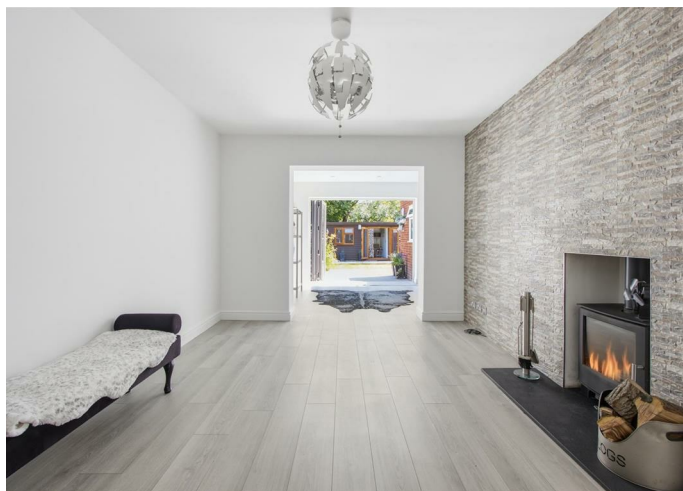
Continuing wood effect laminate flooring. Feature chrome wall mounted radiator. LED ceiling spotlights. Part vaulted ceiling with glass dome. Three panel double glazed bi-fold doors to rear garden.

Kitchen area

Modern white high gloss suite comprising cupboards and drawers with quartz worktops, upstands and window sills. Space for gas range style cooker and black glass splashback. Corresponding stainless steel extractor above. Integrated washing machine. Integrated fridge and freezer. Stainless steel sink and mixer tap. Dual aspect with double glazed windows to rear and side. Continuing laminate wood effect flooring. LED ceiling spotlights. Feature chrome radiator. Part vaulted ceiling with glass dome.

BEDROOM ONE

Leaded light double glazed window front. Feature radiator. Laminate wood effect flooring. TV aerial point.



BEDROOM TWO

Leaded light double glazed window to front. Feature radiator. Laminate wood effect flooring. Double width cupboard housing Viessmann gas central heating boiler.

BEDROOM THREE

Fitted wardrobes. Feature chrome radiator. Wood effect tiled floor. Double glazed window to side. Vanity wash basin with double width cupboards below. LED ceiling spotlights.

SHOWER ROOM

Modern suite comprising corner shower base with glass cubicle, overhead and hand shower. Wall mounted wash basin with drawers below. Top flush WC. Chrome heated towel rail. Tiled walls and floor. Frosted double glazed window to side. LED ceiling spotlights. Extractor fan.

LOFT ROOM

Approached by wooden foldaway ladder and loft hatch from hallway. Lighting and power. Carpeted. Double glazed Velux skylight to rear. Double radiator. Access door to further loft storage.

WORKSHOP/UTILITY ROOM

Part frosted double glazed doors to rear garden and own driveway. Lighting and power. Base unit with granite work top and Belfast sink unit. Space for tumble dryer. Further wall cabinets.

EXTERIOR REAR

Combination of paved patio and astro turf. Numerous outside lights. Water point. Ornamental fish pond. Sleeper edge raised flower bed.







Pooleys Lane, Welham Green, Hatfield, AL9 7LF

Total Area: 169.2 m² ... 1821 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100 A			20-40 A		
85-95 B			40-50 B		
75-85 C			50-60 C		
65-75 D			60-70 D		
55-65 E			70-80 E		
45-55 F			80-90 F		
35-45 G			90-100 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

HOME OFFICE/ANNEXE

Situated at the end of the garden. Accessed via double width double glazed casement doors enter into:

Lounge/Kitchenette

Laminate wood effect flooring. Base units with cupboard and drawer. Space for fridge. Space for washing machine. Space for gas cooker. Wall mounted tv aerial point. Extractor hood. Double glazed window to front. Wall mounted gas central heating boiler. Splashback tiling.

Bedroom/Office

Continuing laminate wood effect flooring. Double glazed window to front. Feature radiator. Storage alcove.

Ensuite shower room

White suite comprising shower base, wash basin and top flush WC. Frosted double glazed window to side. Tiled walls and floor. Chrome heated towel rail.

EXTERIOR FRONT

Partly blocked paved for parking continues into independent block paved driveway with further parking. External water. External lights. External gas meter.

Freehold. Council tax band E - Welwyn and Hatfield council

Property Information



We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.







The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
 t. 01707655466 | e. sales@duncanperry.co.uk |
 www.propertysoftwaregroup.com

Duncan Perry
 SALES ■ LETTINGS ■ COMMERCIAL